

LOT 3
PRESERVE @ SUMMER BEACH #1B
PB 6/408

HYLTON J BERRY REVOCABLE TRUST/HYLTON J BERRY TRUS
95168 WILLET WAY
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1672-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 70	0500	01	3,241	123.5652	176.08	570,675	2006	2006	0	0	0	8.00	92.00	VALUATION SUMMARY									
Exterior Wall	15	CONC BLOCK 30	1 SFR CUST - 100% - 2017													Heated Area: 2865									
Roof Structure	08	IRREGULAR 100														HX Base Yr 2017									
Roof Cover	07	CONC TILE 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 70																							
Interior Floor	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	4	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	2. 100																							
Units	0	100																							
Quality			05	Quality Level 05																					
DOR CODE			0100	SINGLE FAMILY																					
MAP NUM			MKT AREA												03										
NEIGHBORHOOD/LOC			3021.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,376	100	2,376	384,897																					
FGR	441	55	243	39,364																					
FOP	42	30	13	2,106																					
FOP	361	30	108	17,496																					
FUS	489	100	489	79,215																					
UOP	60	20	12	1,944																					
TOTALS			3,769	3,241	525,021																				
EXTRA FEATURES			95168 WILLET WAY, FERNANDINA BEACH																						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	2006	2006	3	91	1,820										
2	0810	CONCRETE A	0	100	0	0	367.00	SF	6.50	100	2006	2006	3	88	2,099										
3	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	100	2006	2006	3	88	275										
4	1126	CB/STC 8"	0	100	0	0	294.00	SF	8.00	100	2006	2006	3	88	2,070										
5	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	100	2012	2012	3	71	14,484										
6	0911	SCRN RM A	0	100	0	0	402.00	SF	17.50	100	2012	2012	3	60	4,221										
7	0855	CONC PAVER	0	100	0	0	162.00	SF	10.00	100	2012	2012	3	94	1,523										
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	100	2012	2012	3	60	600										
LAND DESCRIPTION			TOTAL OB/XF 27,092																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000								
REVIEW DATE 05/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																									